

In re:  
Brian P McCafferty  
Debtor

Case No. 21-12721-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Mar 16, 2022

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 5

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 18, 2022:

Recip ID	Recipient Name and Address
db	+ Brian P McCafferty, 212 Race Street, Unit 4B, Philadelphia, PA 19106-1922
cr	+ Fay Servicing, LLC as servicer for U.S. Bank Trust, Friedman Vartolo LLP, 1325 Franklin Ave, Suite 160, Garden City, NY 11530-1631
cr	+ U.S. Bank Trust National Association, not in its i, c/o McCalla Raymer Leibert Pierce, LLC, Bankruptcy Department, 1544 Old Alabama Road, Roswell, GA 30076-2102

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Mar 17 2022 00:02:25	Ally Bank, c/o AIS Portfolio Services, LP, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
cr	Email/PDF: bncnotices@becket-lee.com	Mar 17 2022 00:02:17	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern, PA 19355-0701

TOTAL: 2

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 18, 2022

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 16, 2022 at the address(es) listed below:

Name	Email Address
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com

District/off: 0313-2

User: admin

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KENNETH E. WEST

on behalf of Trustee KENNETH E. WEST ecfemails@ph13trustee.com philaecf@gmail.com

LORRAINE GAZZARA DOYLE

on behalf of Creditor Fay Servicing LLC as servicer for U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust ldoyle@milsteadlaw.com, bankruptcy@friedmanvartolo.com

MARY F. KENNEDY

on behalf of Creditor Citizens Bank N.A. s/b/m to Citizens Bank of Pennsylvania mary@javidianlaw.com, coleen@javidianlaw.com

MICHAEL GUMBEL

on behalf of Debtor Brian P McCafferty mgumbel@bainbridgelawcenter.com

REBECCA ANN SOLARZ

on behalf of Creditor Fay Servicing LLC as servicer for U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

REBECCA ANN SOLARZ

on behalf of Creditor U.S. Bank Trust National Association not in its individual capacity, but solely as Trustee of LSF11 Master Participation Trust bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 8

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE:	Chapter 13 Proceeding
Brian P. McCafferty	
Debtor(s)	21-12721 MDC

ORDER

AND NOW, this 16th day of March 2022, upon consideration of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania's Certification of Default it is hereby ORDERED that the Automatic Stay be modified to permit, Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania and/or its successors and assigns to proceed with foreclosure on the property located at 212 Race Street, Apartment 4B, Philadelphia, PA 19106 and to obtain all other Relief available under the Non-Bankruptcy law.

As a result of the Debtor's scheme to delay and hinder Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania's mortgage foreclosure action it is further ORDERED that any subsequent bankruptcy petition filed by the Debtor within one hundred eighty (180) days of the date of this Order will not stay Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania and/or its successors and assigns from proceeding with the mortgage foreclosure action with regard to the property located at 212 Race Street, Apartment 4B, Philadelphia, PA 19106

It is further ORDERED, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

It is FURTHER ORDERED, the bankruptcy Rule 4001(a)(3) is not applicable, and Movant is allowed to immediately proceed with foreclosure and all other relief available under the non-Bankruptcy law.

BY THE COURT:

A handwritten signature in cursive script, reading "Magdeline D. Coleman", written in black ink.

MAGDELINE D. COLEMAN  
CHIEF U.S. BANKRUPTCY JUDGE

Interested Parties:

Mary F. Kennedy, Esquire  
Attorney for Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania

Michael Gumbel, Esquire  
Attorney for Debtor(s)

Kenneth E. West, Esquire  
Trustee